

£250,000

Mayfly Close, Chatteris, Cambridgeshire PE16 6PF

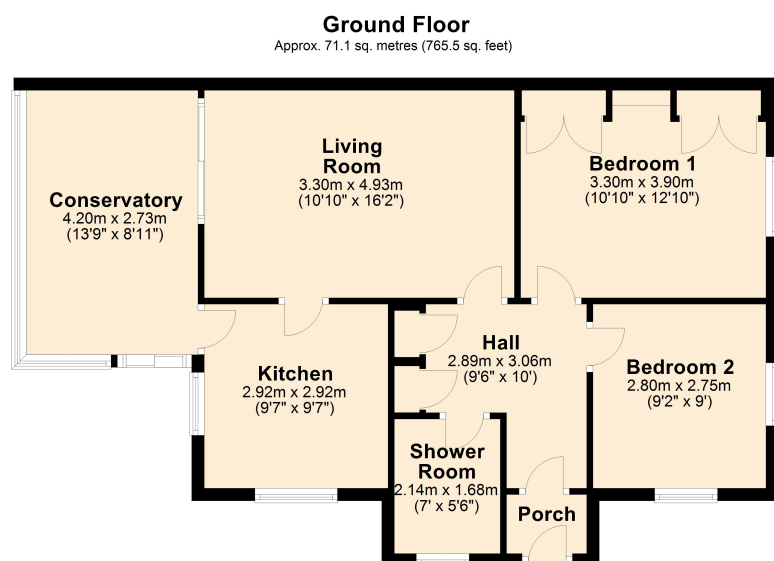


To arrange a viewing call us now on 01354 694900

This two bedroom semi detached BUNGALOW has been UPDATED throughout by our sellers and is ready for the new owner to move in and enjoy.

Light and airy throughout, the bungalow is WELL PRESENTED and the accommodation comprises modern kitchen and shower room, good size living room, two double bedrooms and lovely conservatory with new vaulted roof.

The STUNNING GARDEN to the rear is well stocked plus there is ample off road parking to the front and a single GARAGE.



Total area: approx. 71.1 sq. metres (765.5 sq. feet)

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### PORCH

Entrance door leading in.

### HALL

Boiler cupboard, access into loft space.

### LIVING ROOM

4.93m (16'2") x 3.30m (10'10")  
Patio doors into conservatory.

### KITCHEN

2.92m (9'7") x 2.92m (9'7")  
Fitted with a matching range of wall and base units housing eye level double electric ovens and four ring gas hob with extractor over, space for fridge/freezer, plumbing for washing machine and dishwasher. Windows to both side and rear, door into conservatory.

### CONSERVATORY

UPVC construction with patio door into garden.

### BEDROOM 1

3.90m (12'10") x 3.30m (10'10")  
Window to side, fitted wardrobes.

### BEDROOM 2

2.80m (9'2") x 2.75m (9')  
Dual aspect windows to front and side.

### SHOWER ROOM

Fitted with a single shower cubicle with mains shower, low level WC and hand wash basin set within vanity unit. Window to front.

### OUTSIDE

To the front, the garden is well stocked with a variety of roses and plants. A good size driveway to one side provides ample off road parking and leads to the single garage which has standard up and over door, power and light.

To the rear, the south facing garden is beautifully presented with patio area, lawn and established shrubs. There is a canopy providing some shade over the patio area plus a storage shed for garden equipment etc.

### SERVICES

Mains Gas, Electricity, Water and Drainage.  
The property has gas fired central heating.

### AGENT NOTE

Please note that since the EPC was carried out, our sellers have replaced 90% of the windows and doors at the property, replaced the boiler and all radiators. A new roof has also been added the conservatory.

### TENURE

Freehold

Fenland District Council tax band B  
Energy rating D

Ellis Winters has not tested any apparatus, equipment fitting or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Floor plans are for representational purposes only and are not to scale.



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